



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD 0061-24

RECEIVED:

RECEIVED

DEC 04 2024

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: RK RANCH

APPLICANT INFORMATION:

Landowner's name: RC POWERS & KIMBERLY POWERS

Mailing address: [REDACTED]

City: SAGLE

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: ID

Zip code: 83852

Telephone: 208-290-1725

Fax:

E-mail: JPROVOLTPLS@GMAIL.COM PROVOLTLANDSURVEYING@GMAIL.COM

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 5

Township: 55N

Range: 2W

Parcel acreage: 11.55

Parcel # (s): RP55N02W051651A

Current zoning: R5

Current use: RR5-10

Comprehensive plan designation: RR5-10

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 6.55	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE DFIRM MAP: 16017C0950EOther pertinent information (attach additional pages if needed):

_____**ACCESS INFORMATION:**

Please check the appropriate boxes:

<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: LOGGERS LANE 25' WIDE EASEMENT GRAVEL SURFACE

_____List existing access and utility easements on the subject property. SEE MAP

SERVICES:

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAGLE

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: TYPICAL DRAINFIELD DISPOSAL

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

TYPICAL WELL

Note: Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:

 (REP)

Date:

12-3-21

Landowner's signature: _____

Date: _____

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LOGGERS LANE
25' WIDE EASEMENT
FOR INGRESS, EGRESS
& UTILITIES INST. NO.
183370

LOT 2
TYLER'S PLACE
BK. 22, PG. 53

LOT 3
TYLER'S PLACE
BK. 22, PG. 53

UNPLATTED

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "TYLER'S PLACE", RECORDED IN BOOK 22 OF PLATS, PAGE 53, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. PLAT OF TYLER'S PLACE, BK. 22, PG. 53
2. RECORD OF SURVEY, PLS 6107, INST. NO. 428170
3. RECORD OF SURVEY, PLS 6107, INST. NO. 466342

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 390905 INTO 2 LOTS BY MINOR LAND DIVISION. ADJACENT DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO CALCULATE PROPERTY BOUNDARIES

LEGEND

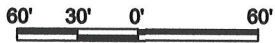
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 974

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER



SCALE 1" = 60'



LOT 1
6.55 AC

LOT 2
5.0 AC

UNPLATTED

UNPLATTED

UNPLATTED

LOT 5
RADFORDS ADDITION
TO WESTMOND
BK. 4, PG. 24

LOT 6
BRADFORDS ADDITION
TO WESTMOND
BK. 4, PG. 24



CENTER QUARTER CORNER
FALLS IN US HWY 95
CALCULATED FROM SR2
CP&F INST. NO. 1001181

RK RANCH

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE:
12-3-24
SCALE:
1"=60'
PROJ. NO.:
1560
SHT 1 OF 2

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT R. C. POWERS AND KIMBERLY K. POWERS ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "RK RANCH" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE NORTHEAST QUATER NORTH 89 DEGREES 53' 07" EAST, 658.12 FEET TO THE INITIAL POINT;

THENCE NORTH 00 DEGREES 06' 53" WEST, 767.66 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TYLER'S PLACE AS RECORDED IN BOOK 22 OF PLATS, PAGE 53, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89 DEGREES 54' 17" EAST, 216.82 FEET; THENCE NORTH 89 DEGREES 53' 11" EAST, 440.26 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00 DEGREES 05' 41" WEST, 767.58 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 53' 07" WEST, 654.27 FEET TO THE INITIAL POINT.

R. C. POWERS (AKA RANDALL C. POWERS)

KIMBERLY K. POWERS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED R. C. POWERS (AKA RANDALL C. POWERS AND KIMBERLY K. POWERS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

- RIGHT OF WAY AGREEMENT BY AND BETWEEN ELDON I KELLER AND EVELYN KELLER AND PACIFIC GAS TRANSMISSION CO. RECORDED DECEMBER 24, 1959 AT INST. NO. 73761 AND AS AMENDED BY A NOTICE OF LOCATION RECORDED FEBRUARY 9, 1962 AT INST. NO. 83967 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 25, 1978 AT INST. NO. 206984 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED JULY 25, 1979 AT INST. NO. 217058
- AN EASEMENT RECORDED AUGUST 20, 1991 AT INST. NO. 393980
- AN EASEMENT RECORDED OCTOBER 31, 1994 AT INST. NO. 454921

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RK RANCH" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.
APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

BY:

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

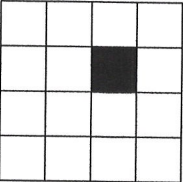
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.5, T.55N., R.2W., B.M.



RK RANCH

PROVOLT LAND SURVEYING, INC
PO. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 12-3-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1560
CAD FILE: S-MLO-POWERS
SHT. 2 OF 2